

STAFF REPORT

PROJECT: The Shops at Kettlestone North Plat 2 – **PREPARED BY:** Melissa DeBoer, AICP – Senior Planner
Site Plan

REPORT DATE: May 22, 2020

MEETING DATE: May 26, 2020

GENERAL INFORMATION

Owner/Applicant: ARAC, LLC

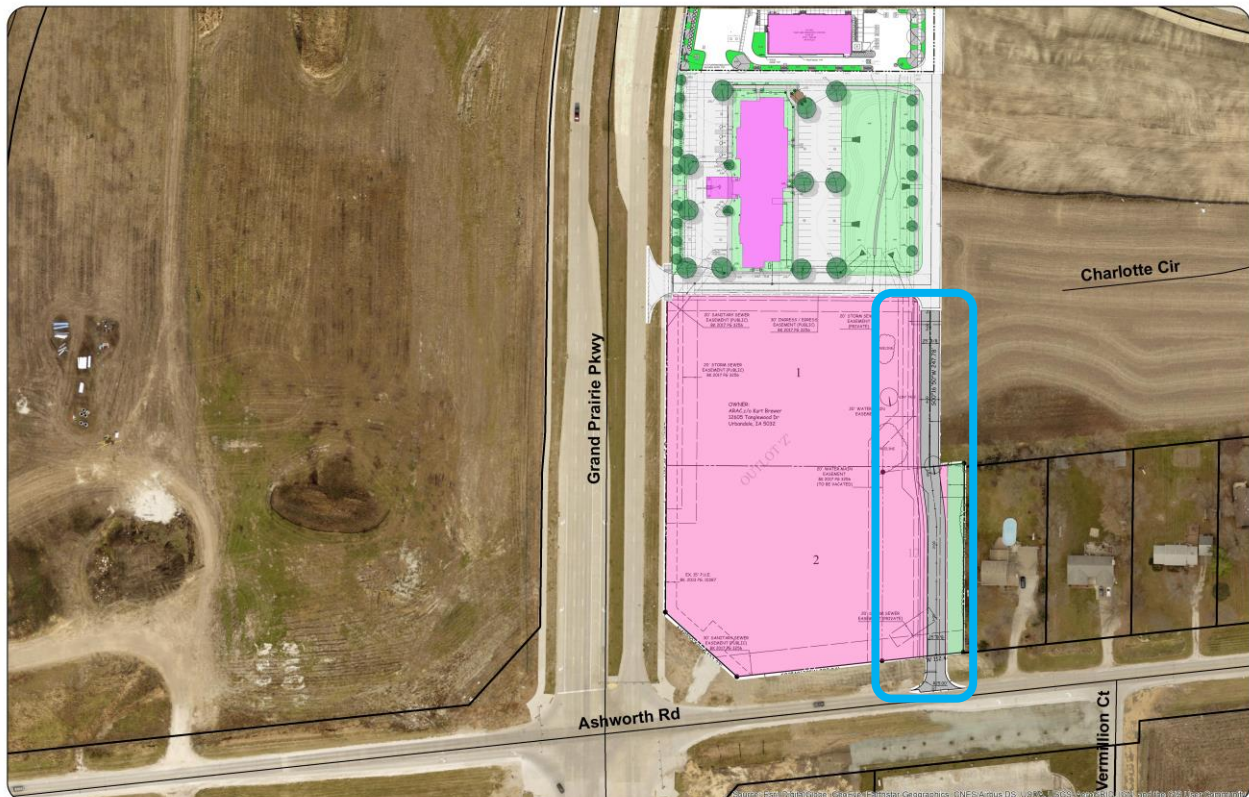
Project Manager: Chris Thompson, PE, Cooper Crawford & Associates

Request: The applicant is requesting approval of a site plan for construction of a private drive.

Location and Size: Property is generally located east of Grand Prairie Parkway and north of Ashworth Road and contains approximately 4.56 acres.

Property Address: 3251 Ashworth Road

AREA MAP



ABOVE: Aerial of Property identifying the proposed project area (outlined in **BLUE**).

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Commercial	K-RC (Kettlestone Retail Community District)
North	Hotel (Sleep Inn) – Under Construction	Community Commercial	K-RC (Kettlestone Retail Community District)
South	Commercial	Regional Commercial	K-RR (Kettlestone Retail Regional District)
East	Single Family Residential	Community Commercial	A-1 (Agricultural District)
West	Vacant – Undeveloped	Community Commercial	K-RC (Kettlestone Retail Community District)

HISTORY

The City Council has approved site plans for both lots to the north of the proposed project area. Hy-Vee Fast and Fresh is at the far north and Sleep Inn located just to the south of that. With the Sleep Inn and Hy-Vee Fast and Fresh site plans, there will be a shared access road along the east sides of the sites. The subject request for a site plan approval will extend the private street that ends at the south side of the Sleep Inn site all the way to the south to Ashworth Road, providing more connectivity for this development.

PROJECT DESCRIPTION

The project involves the construction of a private road, located along the east side of The Shops at Kettlestone North Plat 2. This road will continue the private road that will be located along the east sides of the Hy-Vee Fast and Fresh and Sleep Inn sites. This will provide connectivity through the development from SE Esker Ridge Drive down to Ashworth Road.

UTILITIES

In addition to the construction of the private road, this project will also include private storm sewer improvements. A detention basin will be provided along the south side of the site for the management of storm water.

LANDSCAPING & OPEN SPACE

A 25-foot landscape buffer will be provided along the east side of the private street to provide a buffer between the commercial property and the existing single family residential to the east.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan subject to remaining staff comments.